WARRANTY DEED

TCB-ETCC-99-6076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 1999

Notary Public

MY COMMISSION EXPIRES 1-30-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Don R. Douglas	Churchill Mortgage Corporation	162
(NAME)	(NAME)	
219 Tusculum Road	761 Old Hickory Boulevard # 400	36
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margaret Will C. Delvin, Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don R. Douglas and wife, Teresa L. Douglas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Antioch, Davidson County, Tennessee, being bounded on the North by Tusculum Road, on the East by Malone, on the South by Malone and McGee, and on the West by Metro Government and Christian Properties, and being described according to a Mortgage Loan Inspection with a composite description based on surrounding properties by Campbell, McRae, and Associates Surveying, Inc., Stanley Glenn McRae, Tennessee R.L.S. #1673, dated October 18, 1999, and more particularly described as follows:

Beginning at a point in the southerly margin of Tusculum Road, said point being the northwest corner of the Malone Family Trust Land, also shown on the Resubdivision of Section One Malone Subdivision (Book 8250, Page 508, RODCT); Thence with said Malone using the calls shown on said resubdivision plat S 35° 01' 59" W 249.88' feet to a point; Thence S 27° 18' 20" W 127.55' feet to a point; Thence S 01° 04' 30" W 28.62' feet to a point in the northerly line of the William T. Malone Land (Book 4252, Page 151, RODCT), and being the northeast corner of Reserved Parcel "C" as shown on the adjacent subdivision plat of Fair Oaks (Book 4175, Pages 42 and 43, RODCT); Thence with said Malone and Danny C. McGee (Book 5489, Page 603, RODCT) using the calls shown on said Fair Oaks Subdivision, S 88° 11' 00" W 161.50' feet to a point in the easterly line of the Metro Government Land (Book 5575, Page 318, RODCT). Also shown as reserved Parcel "A" on said Fair Oaks Subdivision plat;Thence with said Metro Government Land using the calls as shown on said Fair Oaks Subdivision plat, N 02° 04' 00" W 191.27' feet to a point; Thence N 15° 06' 40" W 329.51' feet to a point in the easterly line of Lot 31 of said Fair Oaks Subdivision, and being the Christian Properties Land (Book 11149, Page 105, RODCT); Thence with said Lot 31 as shown on said Fair Oaks Subdivision plat, N 22° 09' E 25.00' feet to a point in said southerly margin of Tusculum Road;

CONTINUED

unimproved ( )
This is improved (X) property, known as 219 Tusculum Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of October, 1999

Margaret Will C. Delvin

7075 10/21 0101 03CHECK 602.93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Will C. Delvin, Widow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of October, 1999.

Commission expires 1-31-2003

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

X

LEGAL DESCRIPTION CONTINUATION

Thence with said southerly margin easterly 480' -- (Field Measured) to the point of beginning.

Being the same property conveyed to Margaret Will C. Delvin and husband, Clyde H. Delvin, by Quitclaim Deed from Harold Reeves, Trustee, of record in Deed Book 8005, Page 1, Register's Office for said County; Also being a portion of the same property conveyed to John D. Cole and wife, Aulene Cole, by deed from Joseph S. Rutland and wife, Gale Rutland, of record in Book 1542, Page 88, Register's Office for said County. The said John D. Cole having predeceased Aulene Cole who has since died. Property is vested in Margaret Will C. Delvin and Elaine C. Burke by Will of Aulene Cole, of record in Will Book 166, Page 614, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

0614 86 672
99 OCT 21 AM 8:43

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT	
TD - TRUST DEED		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

BOOK 11711 PAGE 361
CAMT

158900.00

CON TX 587.93
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 602.93
CHECK 602.93

10/21/99 01 08:47 0001 2075

06486672

RECEIVED
99 OCT 21 AM 8:44
WILLIAM TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529873